

TUMWATER CAMPUS PLAN

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prepared by

NBBJ

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General Administration

K. Wendy Holden, Director
Grant Fredricks, Deputy Director, State Facilities

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PLAN SUMMARY

This document, the master plan for a government and urban center in the Capital Community of Tumwater, is a product of guidelines and directions in the Master Plan for the Capitol of the State of Washington. The Tumwater Campus Plan was formally adopted by the State Capitol Committee in July 1992, after review and approval by the Capitol Campus Design Advisory Committee.

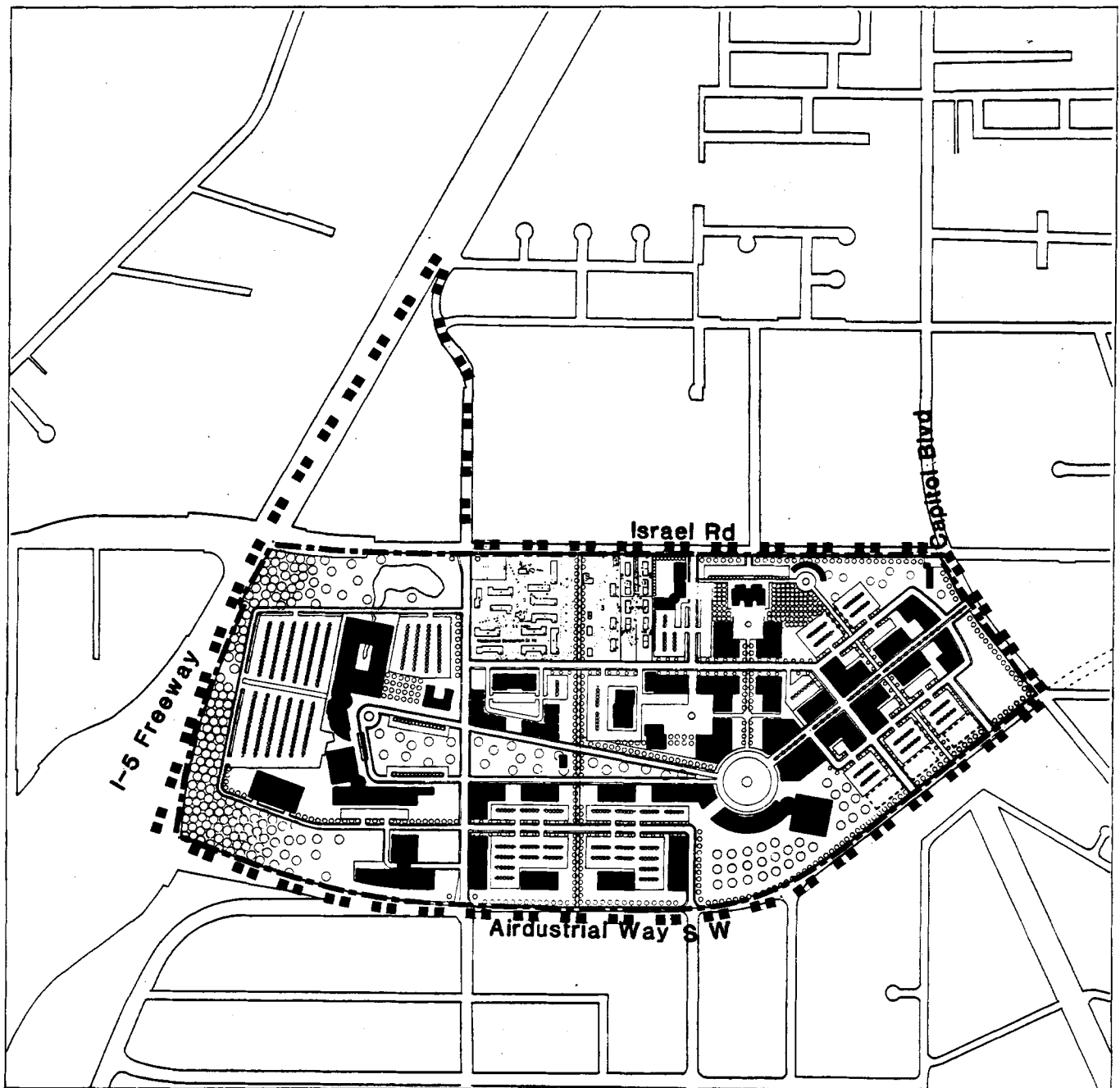
This vision of Tumwater's future downtown was shaped by contributions from a broad range of public and private partners in an intensive planning process. These partners -- the State of Washington, City of Tumwater, Port of Olympia, Tumwater School District, New Market Vocational Skills Center, Intercity Transit Authority, and interested citizens -- will continue to play major roles in the coming decades as this vision of a new, vibrant Tumwater takes shape and matures.

The Tumwater Campus is part of a 190-acre preferred development area, located within the City of Tumwater and bordered by Interstate 5, Airdustrial Way S.W., Capitol Boulevard, and Israel Road*. This plan offers a framework for a mixed-use, urban density, transit-supported community services center, a true downtown for a city whose urban nucleus was decimated by freeway construction in the late 1950s.

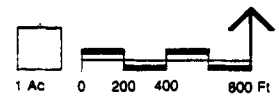
The newly opened Labor & Industries Building on the western edge of the Campus is the first example of the approximately 1.5 million square feet of state offices, private businesses and offices, housing, and community services projected for the Campus by the year 2010. That square footage could nearly double by campus build-out, perhaps 50 years into the future.

The Master Plan for the Capitol of the State of Washington sets out goals, both broad and specific, for development in the Capital Community. It says that satellite campuses, like the vision presented in this document, should not be isolated islands of government but convenient, accessible, and integrated urban centers that both complement the main Capitol Campus in Olympia and stand as active hubs of government and commerce in their own right. In the case of the pioneer city of Tumwater, the master plan calls for creation of a city center and community gathering place; a broad mix of uses; clustered development to create a critical mass for public transportation; and continuing responsiveness to regional goals for growth management and environmental protection.

* The 18.5-acre church property between I-5 and Linderson Way, north of Israel Road, was originally included in the preferred development area. However, as part of the more detailed Tumwater Campus planning, it was determined that this area should not be addressed by the plan. Both existing and planned church development is considered appropriate.



- ■ Preferred Development Area
- Tumwater Campus

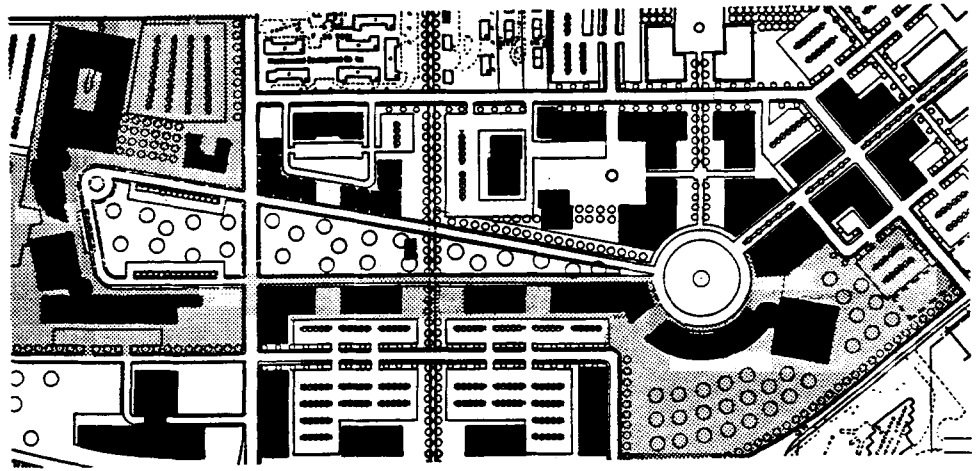


ILLUSTRATIVE CAMPUS PLAN
Tumwater Campus Plan

The plan concept embodies a "Triangle Circle" design idea that has five key ingredients.

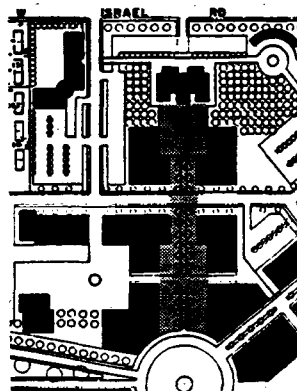
STATE CAMPUS

Development adjoining the central *Triangle* and *Circle* is intended to define these open spaces and create pedestrian-friendly activity centers. State facilities "anchor" the east and west ends of the campus commons. The area south of the *Triangle*, between the two state anchors, may be a mix of uses complementary to the campus or additional state facilities. In any case, development must front the *Triangle* and reinforce its southern edge.



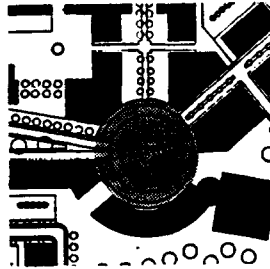
CITY HALL CAMPUS

A corridor open space lined by civic activities is terminated by the city hall. This area welcomes public involvement and is ideal for concentrated community functions. The proposed library is part of the composition.



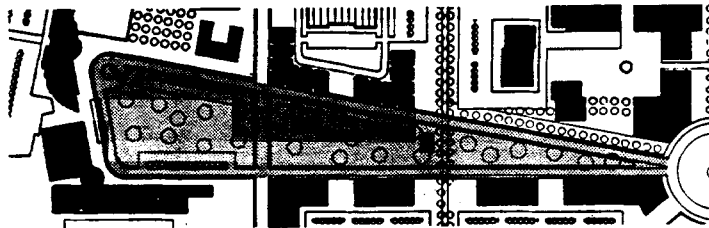
CIVIC CIRCLE

A central open space that provides a civic focus for state, city and private development. This special place is the pivotal "heart" of the campus and a place for gathering and ceremony.



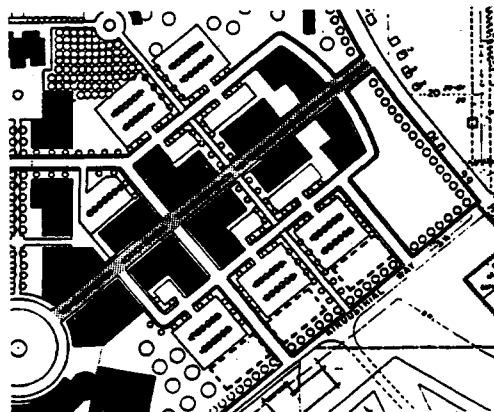
TRIANGLE COMMONS

A naturalistic park open space that preserves trees, defined along its edges by state and private offices and school district facilities. The landscape changes from natural to urban from west to east. This area is vital to unify all parts of the Campus and juxtaposes the natural setting with the urbanizing center.



MAIN STREET

A tree-lined boulevard of retail/commercial activity that is linked with Capitol Boulevard. This place can be a traditional, pedestrian-friendly "downtown." A pattern for linkages with future commercial development east of Capitol Boulevard is also set.



In addition, the plan is distinguished by eight elements: land use, density/scale, vehicular circulation, pedestrian/bicycle system, landscaping/open space, utilities, architectural character, and lighting/signage.

LAND USE

The Tumwater Campus is envisioned to include a vibrant mix of land uses: state facilities; private commercial developments of office, retail, and service businesses; residential; educational; civic services; support facilities/services [i.e. child care]; and public assembly facilities and outdoor spaces.

The western portion of the Campus will have large state facilities, including the completed Phase I of the Department of Labor and Industries (L&I) headquarters building. Those westernmost buildings will front on the major triangular open space as defined by the one-way couplet roadway network. Additional multi-family housing will also be clustered along the Triangle adjacent to the existing residential use.

The eastern portion of the Campus, between the *Civic Circle* and Capitol Boulevard, will also have a mixture of land uses: some state facilities, a mix of private sector offices and first-floor retail/services, and a series of park block open spaces defined by the roadways and the buildings themselves.

The *Civic Circle* will be a major public open space and along the linkage to the existing city hall will set the transition to the mix of State, civic, school district (New Market Vocational Skills Center) and private developments along the northern axis to City Hall. Along and near that axis are expected new city facilities, including a new library. Residential development is encouraged in upper levels of structures near the city hall.

DENSITY & SCALE

As a town center, the Campus will consist of multi-story buildings that will define a new downtown for Tumwater. Landmark state buildings and other structures may be taller, with five to six stories. Height exceptions are allowed for specially located features such as cupolas and clock towers, as long as no airport obstructions are created. There are also major public open spaces that preserve and protect the natural beauty and vegetation present on the property. The density will be greatest along the *Triangle Commons*, around the *Civic Circle*, and along the *Main Street* boulevard that will link the *Civic Circle* with Capitol Boulevard. Such density is needed to accommodate predicted use demands and create the development pattern with the related park block open spaces. Further, the density is desirable to create a critical mass of potential transit ridership.

ARCHITECTURAL
CHARACTER

The Campus buildings are envisioned to be distinctive and attractive, reflective of a new, modern Tumwater. The state's facilities will **not** mimic the grand classical character of the main Capitol Campus in Olympia, but rather will have clear identities of their own. At the same time, state buildings must blend into the Campus to fit with the intended mix of public and private enterprise proposed for the Campus. Street-level development will encourage pedestrian activity and access with business fronts on the walkways and roads. The rich history of the area should also be reflected in the naming of places and streets. For example, commemorative improvements could recognize Capitol Boulevard as part of the Oregon Trail.

LANDSCAPING &
OPEN SPACE

The Campus Plan is based on the concept of *Park Blocks* of open space that are defined by the surrounding buildings, a grid of streets, and direct transit access. Accordingly, the Campus Plan encourages many and varied outdoor activities. Those informal and formal activities include walks, picnics, public assembly, and a full range of exercise activities.

The existing groupings of trees are preserved in the western Campus area because their stature and natural beauty are important parts of Tumwater's fabric. If any old oak trees are identified, they will be preserved. It is envisioned that natural vegetation will similarly be preserved [perhaps thinned], particularly in the major *Triangle Commons*. Open space and plantings will encourage a variety of activities as opposed to formal, "monumental" public spaces. Landscaping forms the boulevard along *Main Street* and defines a Campus edge along *Airdustral Way S.W.* and *Capitol Boulevard*. The *Circle* will balance amenities, landscaping, and paving, and may include features such as sculpture and gazebos.

LIGHTING
& SIGNAGE

Lighting and signage will provide a consistent and distinguishable character to the Campus. Architectural features and focal buildings will define primary destinations and access points. Signage and lighting will add to those features by providing information, orientation, and safety. Of particular importance will be transit signage. Transit shelters and other facilities will be consistent with the Campus character and meet the needs and standards of Intercity Transit. Lighting must not create any navigational hazards for the Olympia Airport.

**VEHICULAR
CIRCULATION**

The primary circulation route is a loop extending one way from Capitol Boulevard west along the *Main Street*, around the *Civic Circle*, and west, and around the *Triangle Commons* back to the *Civic Circle* and Capitol Boulevard. Additional access to the Campus occurs at Linderson Way and at New Market Street, which will be completed along its current right-of-way. It should be noted that direct circulation to the north is limited to Linderson Way to discourage traffic from entering the single-family developments and schools to the north of the Campus.

**PEDESTRIAN/
BICYCLE SYSTEM**

Two pedestrian paths are provided in the Campus Plan: one through the center of the property, and one on the eastern edge leading to City Hall and the new library. A bicycle lane is provided along the *Triangle Commons* as well as along each of the pedestrian paths. In addition, walkways throughout the Campus are intended to be wide and generous to provide pedestrian-friendly access and circulation.

UTILITIES

The Tumwater Campus is located within an urban service area with all utilities available. Electrical power, natural gas, water, storm drainage and sanitary sewer systems will require upgrading and extension to complete the utility service system. The concept for distribution follows existing and new public rights-of-way. Storm water retention/detention basins would be located off-campus on Port of Olympia property to the south. A city water well is proposed to be relocated. Utility improvements are envisioned to be concurrent with proposed campus development.

The 1991 Master Plan for the Capitol of the State of Washington sets forth a vision for the entire capital area. This includes not only the formal Capitol Campus but also the Capital City of Olympia and the Capital Community, identified as the cities of Tumwater and Lacey. The master plan's vision recognizes that it is more appropriate for some agencies to be located outside of the main Campus to provide better public access to their services. Moreover, the main Campus cannot accommodate all of the significant evolution expected in state government employment over the next two decades.

That potential expansion led to the Master Plan for the Capitol of the State of Washington, a 20-year guide to acquisition, development, and construction of property on Campus, in the Capital City of Olympia as well as in Tumwater and Lacey, identified as the Capital Community. The Master Plan is a concept for the 1990s and beyond, with its coordination of government facility needs with adjoining communities through urban redevelopment and creation of the Tumwater and Lacey satellite campuses.

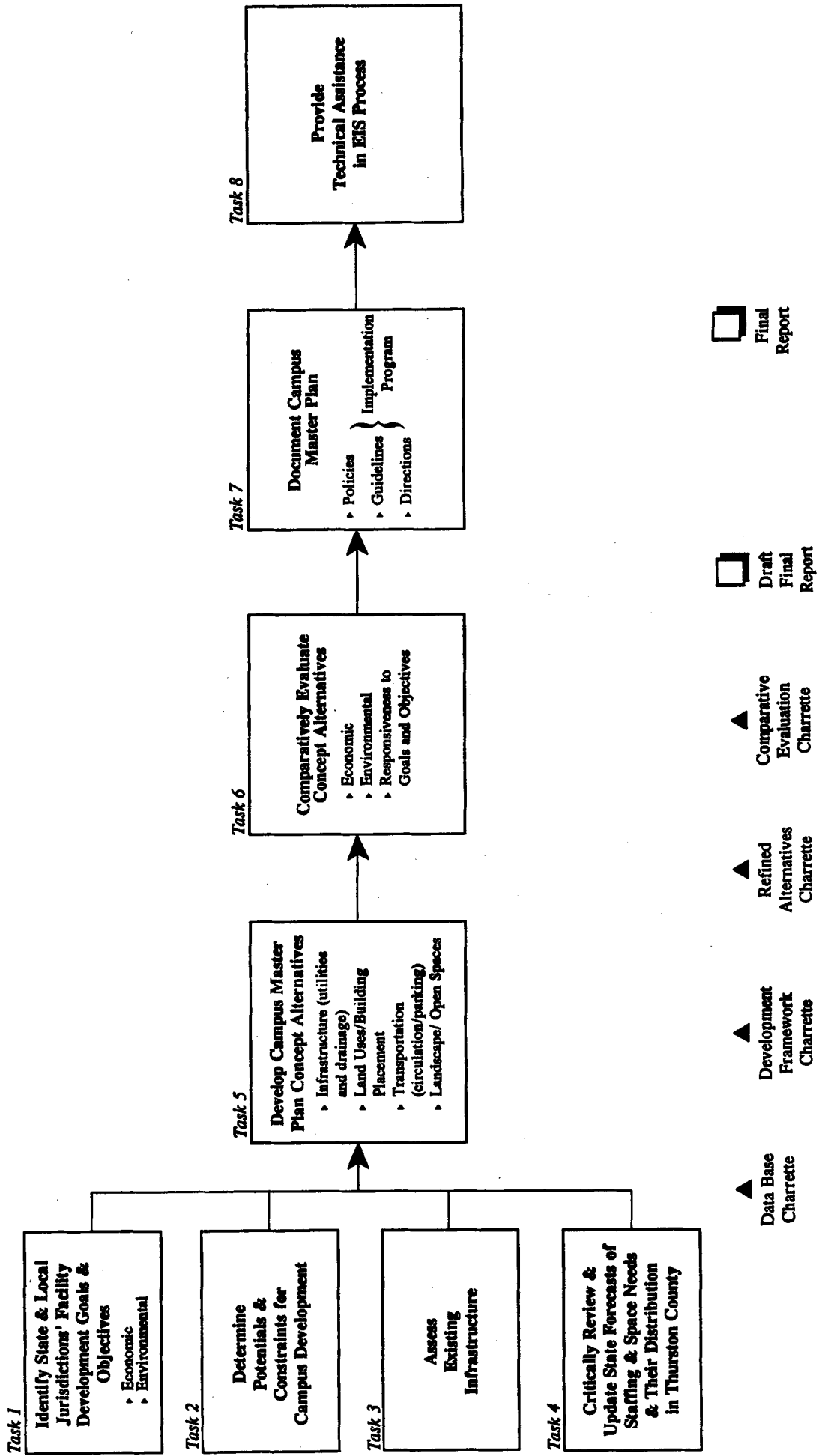
It was against that backdrop that this Tumwater Campus Plan was created.

The challenges in Tumwater were significant.

The 1991 Master Plan for the Capitol of the State of Washington had identified a 190-acre "preferred development area" in Tumwater. One major goal was for the preferred development area to replace the town center lost by the construction of Interstate 5 in the late 1950s. In creating a new Tumwater town center, other goals were to:

- ▶ Site and develop new state facilities to build a "critical mass" of employment, which is critical to encouraging high-capacity public transit and discouraging the use of single-occupant vehicles
- ▶ Help create a mixed-use community center of private and civic public service facilities
- ▶ Create more urban "park block clusters" of open space to preserve the area's natural resources and beauty

PLANNING PROCESS



Achieving those goals involved an eight-step planning process summarized in the graphic on the following page. As indicated, the planning effort involved a number of public work sessions and meetings. The information gathered at those sessions contributed directly to resulting Tumwater Campus master plan. Of similar importance in shaping the plan was the direct and on-going involvement of the active "partners" in the planning effort. The partners included elected officials and senior staff from:

- ▶ The State of Washington's Department of General Administration
- ▶ The City of Tumwater
- ▶ The Port of Olympia
- ▶ The New Market Skills Center/Tumwater School District
- ▶ Intercity Transit

CAMPUS INFLUENCE AREA

The 1991 Master Plan for the Capitol of the State of Washington identified a "preferred development area" for the Tumwater Campus, as shown on the following page. The irregularly shaped 190 acres is bordered on the west by Interstate 5 (I-5), on the south by Airdustrial Way S.W., on the east by Capitol Boulevard, and on the north by Israel Road. The larger study area extending some two miles away was also considered in the planning. The Tumwater Campus area excludes the 18.5-acre church property north of Israel Road. It was determined that existing and planned church development is complementary to the envisioned campus. The Campus area is entirely within incorporated Tumwater, near the southern city limits, and is directly northwest of the Olympia Airport.

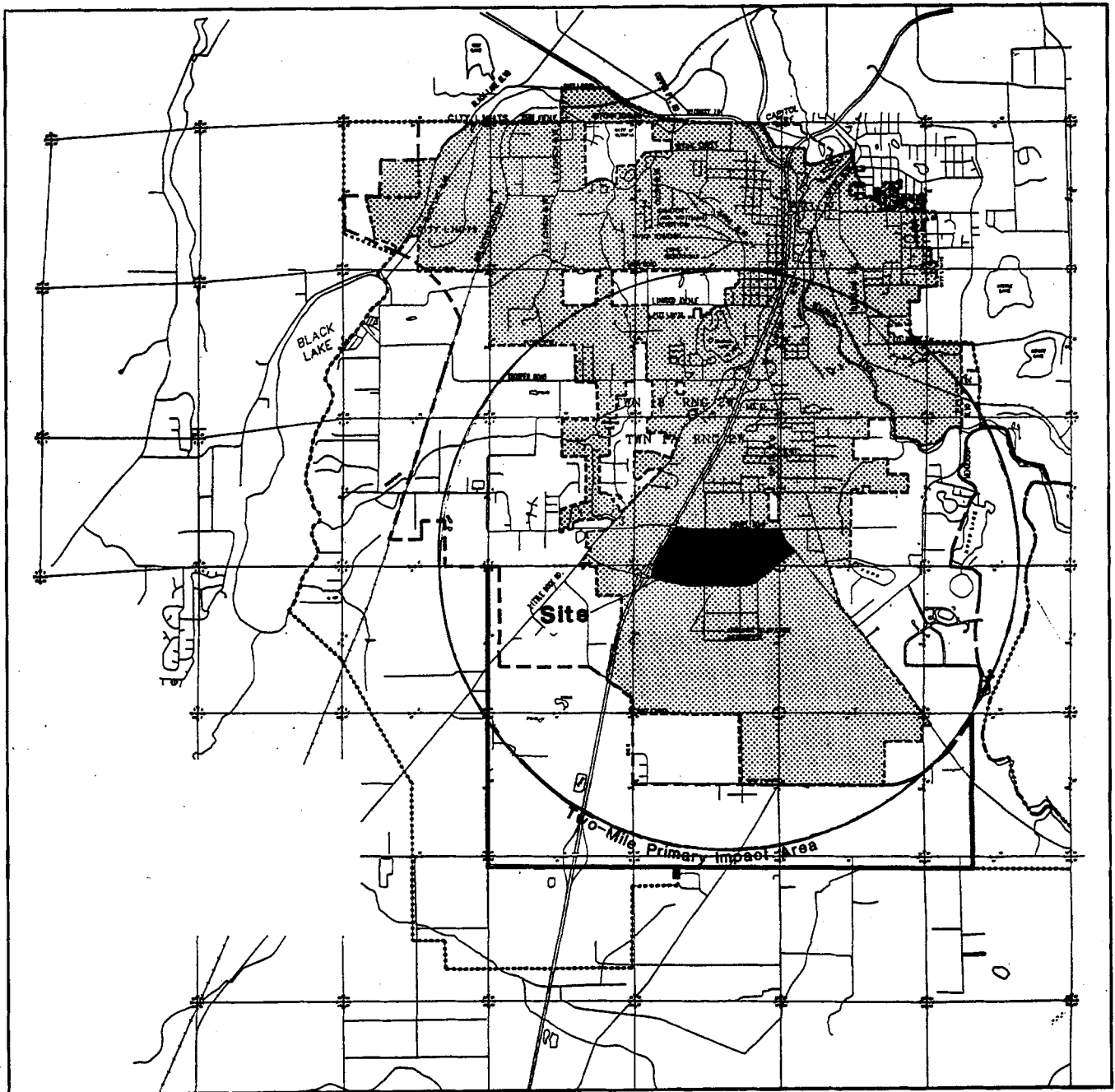
The significant development envisioned for the Campus area will have direct influences on an even larger area. The surrounding land includes a high school and elementary school to the north along with established single-family residential neighborhoods. The areas to the northwest and northeast are largely undeveloped or suburban/rural residential zones. Commercial development is expected to be limited and occur in clusters along major arterials. Port property to the south is envisioned to be more intensively developed with industrial and commercial uses.

Given the established institutional and residential development to the north, the area to be most influenced by the Campus' development includes the I-5 corridor to the west, the commercially zoned property west of I-5, and the Port of Olympia business park area south of the Campus extending to 83rd Avenue S.W., as shown in the Primary Impact Area illustration. Those quadrants will experience comparatively greater commerce flows and development pressures with the maturation of the Campus.

The Campus includes predominantly institutional uses and vacant lands, with a mixture of residential and light manufacturing/distribution uses. The institutional uses are state offices, the new Tumwater City Hall, a vocational skills center, and a church. There is a concentration of multi-family residences along Israel Road. The industrial uses and vacant areas are within the southern portion of the Campus area.

Among the industrial uses within the Campus area is an underground petroleum pipeline and above- and underground petroleum storage tanks. Removal and relocation of these industrial developments will be necessary for the maturation of the Campus.

The subsurface conditions in the area are also significant to the Campus' development. Groundwater is at relatively shallow depths, typically about 10 feet. Surface materials are highly permeable and will require significant storm drainage retention/detention systems as part of the Campus' development.



CAMPUS
DEVELOPMENT POTENTIAL

A major goal of the new Tumwater Campus is to create a mixed-use town center of private and civic/public service facilities. In achieving that mixed-use goal, commercial developments must be market-responsive and public facilities must respond to the community's needs.

The public facilities to be located within the town center include state offices and community service and education facilities. The commercial developments envisioned in the town center are private office, retail/services, and housing.

The range of potential market demand (gross building square feet) forecast for the new town center is shown in the following table. The forecast for both public and commercial development is for two time periods: in the year 2010 and at full build-out or maturation of the town center, likely to occur in the first quarter of the next century. Given the uncertainties in estimating demand over such a long time, two demand scenarios are provided for each time period: low and high. The forecast demand is well within the effective holding capacity of the campus, assuming concurrency with infrastructure improvements.

OFFICE

The office demand estimates include approximately one million square feet for state agencies that are candidates to expand and relocate to Tumwater. The private office demand estimates are for major single tenants in the town center (e.g., regional corporate headquarters) as well as smaller office developments occupied by businesses for whom the state is a major client. In total, the office demand estimates range from a low of nearly 1.2 million square feet in 2010 to more than 1.6 million with the full maturation of the Campus.

**COMMUNITY SERVICE
& EDUCATION**

The community service and educational facility estimates reflect a blend of facilities typically found in the town centers of communities of the future size and nature of Tumwater.

RETAIL/SERVICES

The retail/services estimates are based on the numbers of employees and visitors in the town center and their projected expenditures for convenience retail, personal services and specialty retail. The modest amount of facilities for such uses varies from a low of 50,000 gross square feet in 2010 to nearly 200,000 at the Campus' maturity.

CAMPUS DEVELOPMENT POTENTIAL

RANGE OF DEVELOPMENT (Gross Square Feet)

Land Use	Type of Development	2010			Full Build-Out	
		Low	High		Low	High
Office	State Office Development	1,000,000	1,000,000		1,000,000	1,000,000
	Private Office Development					
	▸ Single Tenant (Corporate Headquarters)	100,000	200,000		200,000	400,000
	▸ Multi-Tenant (State supporting)	<u>25,000</u>	<u>50,000</u>		<u>50,000</u>	<u>150,000</u>
		125,000	250,000		250,000	550,000
Community Service and Education	City Hall & Related Facilities	<u>90,000</u>	<u>110,000</u>		<u>80,000</u>	<u>100,000</u>
		1,215,000	1,360,000		1,330,000	1,650,000
	Library, Community Center, Performing Arts Center, Medical/Social Service Clinics, Vocational School	80,000	100,000		100,000	200,000
Retail/Services	Specialty Retail & Personal Services	25,000	50,000		50,000	100,000
	Restaurants/Deli's/Markets	15,000	25,000		25,000	40,000
	Entertainment (theater, skating rink, etc.)	<u>10,000</u>	<u>20,000</u>		<u>20,000</u>	<u>40,000</u>
		50,000	95,000		95,000	180,000
Housing	Townhouses (60-unit max.)	120,000	150,000		150,000	150,000
	Low-Rise MF (150-unit max.)	<u>80,000</u>	<u>140,000</u>		<u>140,000</u>	<u>180,000</u>
		200,000	290,000		290,000	330,000
TOTAL DEVELOPMENT		<u>1,545,000</u>	<u>1,845,000</u>		<u>1,815,000</u>	<u>2,360,000</u>
Parking	Without TDM					
	▸ Spaces	4,325	5,340		5,340	7,200
	▸ Square Feet	1,513,750	1,869,000		1,869,000	2,520,000
	With TDM					
	▸ Spaces	3,750	4,730		4,730	6,425
	▸ Square Feet	1,312,500	1,655,500		1,655,500	2,248,750

The housing estimates reflect a blend of multi-family residences that would be appropriate to the new town center. It should be noted that the estimates are a small fraction of the forecast total demand for housing in Tumwater's future.

In sum, the forecast range of development for the new town center ranges from nearly 1.5 million in 2010 to more than 2.3 million square feet of new development with the town center's completion. Those numbers represent both major changes to Tumwater's fabric and the substance of the design challenge for this master plan.